

1988 APRIL 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1988 April 19 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)

Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman F.G. Randall
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Alderman E. Nikolai
Alderman L.A. Rankin

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 7:30 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1988" - BYLAW NO. 8972

Rezoning Reference #20/86A

Parcel 1, D.L. 135, Grp. 1, NWD, Plan 74331

1695 Augusta Avenue - located at the northwest corner of Augusta Avenue and Halifax Street.

The purpose of the proposed rezoning bylaw amendment is to provide for amendments to the proposed apartment development plans.

Michael McDonald, 1639 Augusta Avenue, addressed the members of Council and expressed concern with respect to the alleged misuse of onsite visitor parking stalls in a similar development in the neighbourhood. Mr. McDonald was concerned that because the applicant of this rezoning, Buron Homes Limited, was the developer of the other site that the same thing could occur with respect to visitor parking in this development.

Mr. A. L. Parr, Director Planning and Building Inspection, advised that this would be a violation of the zoning bylaw. The Planning and Building Inspection Department are not aware of this situation but will investigate as a complaint and ensure that the same thing does not occur with respect to this development.

Robert Tombs of Buron Homes Limited, #403-1385 West 8th Avenue, Vancouver addressed the members of Council and advised that he too was not aware of the alleged misuse of visitor parking but would investigate the allegation. With respect to the subject rezoning application, Mr. Tombs advised that there will be four additional onsite parking spaces provided and the total number of units will be slightly less than proposed.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 1695 Augusta Avenue from CD Comprehensive Development District (based on RM3 Multiple Family Residential District Guidelines) to Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District Guidelines).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #20/86A be now terminated."

CARRIED UNANIMOUSLY

2. FROM M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES), CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES), AND P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1988" - BYLAW NO. 8973

Rezoning Reference #78/87

Lot "A", D.L. 160, Grp. 1, NWD, Plan 16046

6700 Rumble Street - located on the south side of Rumble Street west of Griffiths Avenue.

The purpose of the proposed rezoning bylaw amendment is to accommodate development of an apartment building and a seniors' housing development.

Craig T. Wilson, #305 - 7377 Salisbury Avenue, addressed the members of Council and advised that he was representing approximately 300 residents in the area. The speaker noted that this rezoning application is slightly different than the original concept and stated that the residents prefer the original concept to that proposed.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6700 Rumble Street from M2 General Industrial District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District Guidelines), CD Comprehensive Development District (based on P5 Community Institutional District Guidelines), and P3 Park and Public Use District.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #78/87 be now terminated."

CARRIED UNANIMOUSLY

3. FROM M5 LIGHT INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 21, 1988" - BYLAW NO. 8974

Rezoning Reference #153/87

Lot 52, D.L. 69, Plan 66003; Lot 51, D.L. 69, Ref. Plan 64186; Lot 4, Blk. 18, D.L. 69, Plan 1321; Lot 5 E1/2 and Lot 5 W1/2, Blk. 18, D.L. 69, Plan 1321; Portion of Lot 2, D.L. 69, Plan 75217

2802 Ingleton Avenue, 3960/70/78/92 Regent Street, 2839 McDonald Avenue and closed portion of Regent Street abutting 3958 and 4008 Myrtle Street - located on the north side of Grandview Highway between Ingleton Avenue and McDonald Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the development of an industrial building to include warehousing, a limited manufacturing component, and associated office space.

Jean D. Peters, 3892 Regent Street, addressed the members of Council and advised that the existing offstreet parking on the subject property is being occupied by industrial trucks resulting in employees/customers parking on the street. In addition, the speaker expressed further concern with respect to the noise generated by refrigeration trucks left running all night and parked on the street.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 2802 Ingleton Avenue, 3960/70/78/92 Regent Street, 2839 McDonald Avenue and closed portion Regent Street abutting 3958 and 4008 Myrtle Street from M5 Light Industrial District and R5 Residential District to CD Comprehensive Development District (based on M5 Light Industrial District and M2 General Industrial District Guidelines).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #153/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM C6a GASOLINE SERVICE STATION DISTRICT TO C6b GASOLINE SERVICE STATION DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 22, 1988" - BYLAW NO. 8975

Rezoning Reference #10/88

Lot 24 except: firstly, part dedicated road on Plan 66899 and secondly, part dedicated road on Plan 69774, D.L. 78, Grp. 1, NWD, Plan 26566

6751 Loughheed Highway - Located at the northeast corner of Loughheed Highway and Sperling Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a retail grocery store in addition to the existing self-serve gas station.

Two separate letters dated 1988 April 08 were received from Mrs. J and Mr. F. Henderson, 6720 Kneale Place, Burnaby, B.C., V5B 2Z2, in opposition to the rezoning application.

Mr. James Waugh representing Chevron Canada Limited, 1500 - 1050 West Pender Street, Vancouver, addressed the members of Council and advised that the intent of the rezoning application is to satisfy the needs of existing customers while expanding the goods and services offered. In addition, Mr. Waugh stated that he had canvassed the residential neighbourhood abutting the site who had expressed support for the rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6751 Loughheed Highway from C6a Gasoline Service Station District to C6b Gasoline Service Station District.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #10/88 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 AND RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 AND RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 1988" - BYLAW NO. 8976

Rezoning Reference #12/88

Portion of Pcl. "A", D.L. 29, Grp. 1, NWD, Plan 68768

Portion of 7430 Thirteenth Avenue - located on the northeast side of Kingsway, between Twelfth Avenue and Thirteenth Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit use of the existing amenity room for a preschool.

Elizabeth J. Clark, 7435 Thirteenth Avenue, addressed the members of Council and expressed concern with respect to vehicles parking on both sides of Thirteenth Avenue. In the speaker's opinion, the required drop off and pick up traffic for the preschool will further aggravate the onstreet parking situation.

Alexander W. McGregor, 7429 Thirteenth Avenue, addressed the members of Council and expressed concern with respect to cars being parked on both sides of Thirteenth Avenue.

Ernest W. Neumann, #106 - 7151 Edmonds Street, addressed the members of Council and referred to the Advisory Planning Commission Report dated 1988 April 19 in which the Advisory Planning Commission put forward the following resolution for Council consideration:

"That, in view of the shortage of onstreet parking space in the vicinity of the proposed facility, consideration be given to accommodating drop off and pick up activity."

Council requested that staff review the onstreet parking situation and look at the need to accommodate drop off and pick up traffic for the preschool and report back to Council.

Cheryl Smith and Susan Hajek of Chickadee Preschool, addressed the members of Council and advised that most of their clientele are residents at or within the vicinity of Burnaby Court and within walking distance of the Preschool location. There is adequate onsite staff parking and parking for visitors is in the underground parking lot.

Alderman Drummond departed from the Public Hearing at 8:38 p.m.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of a portion of 7430 Thirteenth Avenue from CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential District Guidelines) to Amended CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential District and P1 Neighbourhood Institutional District Guidelines).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #12/88 be now terminated."

CARRIED UNANIMOUSLY

1988 April 19

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

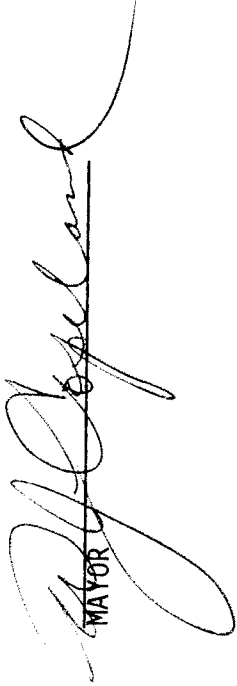
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:39 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER II

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1988 APRIL 19 AT 7:30 P.M.

in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
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Rezoning Reference #153/87

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4. FROM C6a GASOLINE SERVICE STATION DISTRICT TO C6b GASOLINE SERVICE STATION DISTRICT
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Rezoning Reference #10/88

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The purpose of the proposed rezoning bylaw amendment is to permit use of the existing amenity room for a preschool.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning application are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1988 March 25 to 4:30 p.m. on Tuesday, 1988 April 19.

C.A. Turpin
MUNICIPAL CLERK